018.0	0007	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,400 /	880,400
					USE VALUE:	880,400 /	880,400
					ASSESSED:	880,400 /	880,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		ROANOKE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PALMER MAXWELL B &	
Owner 2:	PALMER CORI P	
Owner 3:		
Street 1:	1 ROANOKE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	GENTLE JOY L -
Owner 2:	-
Street 1:	1 ROANOKE RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 5,854 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 2481 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5854.000	374,100		506,300	880,400
Total Card	0.134	374,100		506,300	880,400
Total Parcel	0.134	374,100		506,300	880,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.83 | /Parcel: 354.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 13318
GIS Ref:
GIS Ref:
Insp Date: 12/13/17

!1579!

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0007-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	374,200	0	5,854.	506,300	880,500	880,500	Year End Roll	12/18/2019
2019	101	FV	291,500	0	5,854.	655,200	946,700	946,700	Year End Roll	1/3/2019
2018	101	FV	291,500	0	5,854.	416,900	708,400	708,400	Year End Roll	12/20/2017
2017	101	FV	289,400	0	5,854.	381,200	670,600	670,600	Year End Roll	1/3/2017
2016	101	FV	289,400	0	5,854.	309,700	599,100	599,100	Year End	1/4/2016
2015	101	FV	272,000	0	5,854.	309,700	581,700	581,700	Year End Roll	12/11/2014
2014	101	FV	272,000	0	5,854.	282,300	554,300	554,300	Year End Roll	12/16/2013
2013	101	FV	272,000	0	5,854.	268,600	540,600	540,600		12/13/2012

PRINT

Date	Time
12/10/20	17:09:29

LAST REV

Date	Time
08/19/19	13:34:34

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1579

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GENTLE JOY L,	1493-17		7/12/2016		855,000	No	No		
GENTLE WILLIAM/	1354-24		5/23/2008	Family	1	No	No		
VERADT JOY L	1217-155		2/10/2000	Family	1	No	No	4	
ZSCHIRNT MARIA	1153-168		4/5/1996		212,000	No	No		Y

USER DEFINED

Prior Id # 1:	13318
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2018	1772	Heat App	11,000	C				
9/22/2016	1164	Redo Kit	49,800	O				
2/19/2003	178	Addition	80,000	C				Add Fam Rm, BRm &
5/21/1993	190	Manual	4,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2017	TTL REFUSAL	BS	Barbara S
1/30/2009	Meas/Inspect	345	PATRIOT
8/9/2005	Fieldrev-Chg	BR	B Rossignol
11/6/1999	Inspected	263	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
4/8/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5854		Sq. Ft.	Site		0	85.	1.02	2									506,278						506,300	

Total AC/HA: 0.13439 | Total SF/SM: 5854 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 506,278 | Spl Credit | Total: 506,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY W/STONE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.12548959
Const Adj.:	0.99140358
Adj $ / SQ:	117.161
Other Features:	108670
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419434
Depreciation:	45299
Depreciated Total:	374135

COMMENTS

SUMPS. ATC ABOVE GAR=WALK IN STG CLOSET. 2ND HEAT/AC SYSTEM IN ADDITION. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

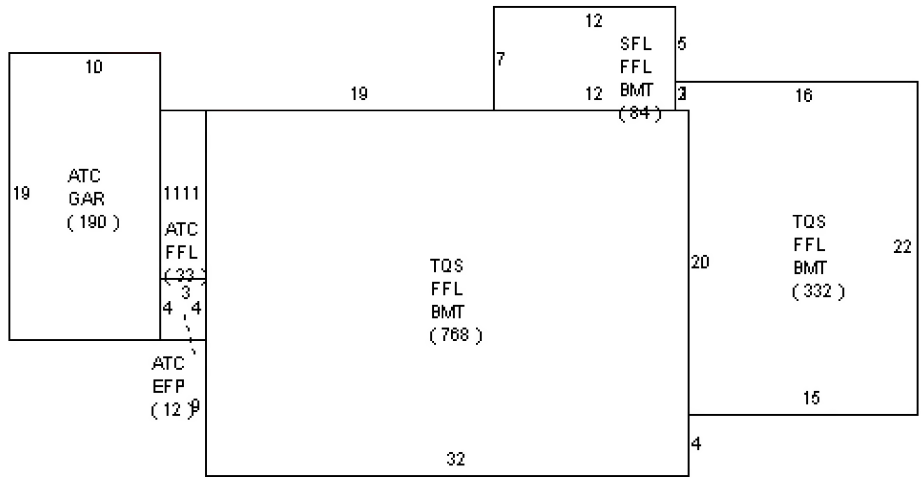
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	117.16
Special Features:	0	Val/Su Net:	104.09
Final Total:	374100	Val/Su SzAd	169.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,217	117.160	142,584
BMT	Basement	1,184	42.000	49,730
TQS	3/4 Story	825	117.160	96,657
GAR	Garage	190	27.920	5,304
SFL	Second Floor	84	117.160	9,841
ATC	Attic	82	70.300	5,782
EFP	Enclos Porch	12	71.980	864
	Net Sketched Area:	3,594	Total:	310,762
Size Ad	2208.25	Gross Are	4022	FinArea 2481

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0007-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	